



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2206644
Applicant Name: Don Bullard
Address of Proposal: 4101 Beacon Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit for the future construction of a one-story 8,200 square foot gymnasium addition to an existing community center accessory to a public park (Jefferson Park). Project includes surface parking for 10 vehicles.

The following approvals are required:

Administrative Conditional Use - To expand an institution in an SF 5000 zone.
(Seattle Municipal Code Chapter 23.44.022)

SEPA DETERMINATION: Exempt* DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The project site is located along the western side of Beacon Avenue South in the northern portion of the Jefferson Park. The Park currently contains areas dedicated to a 3 par golf course, a

* SEPA review completed under Jefferson Park Site Plan Final EIS June 2002.

driving range, lawn bowling facilities, a horticultural building, a few small maintenance structures and the Jefferson Community Center among others. At this location, Beacon Avenue South is paved with sidewalks, curbs, gutters and cul-de-sac parking for the patrons of Jefferson Park facilities. Development in the vicinity of the project site consists of a larger golf course, and small fire station and a city reservoir. South of the park are single family homes, the V.A. Hospital and a Public Middle School.

Proposal Description

The applicants propose to expand the existing community center with an 8,200' gymnasium. The gym addition would be connected to the existing building along the west façade and be approximately 41.9' in height.

Public Comment

No comment letters were received during the official public comment period, which ended January 1, 2003.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

The Land Use Code allows the expansion of existing institutions in residential zones through the administrative conditional use process. This proposal is subject to the development standards outlined in section 23.44.008 through 23.44.016 of the Seattle Municipal Code (SMC). The director's decision has the authority to approve, condition or deny a conditional use application. This decision shall be based on the whether the proposed use will be materially detrimental to the public welfare or injurious to property. In addition to the general single family development standards institutions are subject to the standards of SMC 23.44.022. The applicable criteria used for evaluating and or conditioning the applicants proposal are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred feet (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.

The community center and its gym addition meet the dispersion criteria.

F. Demolition of Residential Structures

No residential structure shall be demolished nor shall its use be changed to provide for parking.

Demolition of residential structures is not proposed for parking; therefore, this criterion is not applicable.

G. Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met.

The proposal is for new construction.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The proposed institutional expansion in the single family zone is not expected to generate significant increased noise and odors. None of the activities proposed as part of the typical use of the site will exceed the maximum permissible sound levels as established and modified in the SMC Chapter 25.08.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The overall landscape design proposed for this expansion has been planned to blend with existing landscaping already present on site. In order to construct the gym addition and outdoor basketball court and portions of an existing pedestrian pathway will be relocated. The applicants have also proposed the addition of 18 trees to the site along the new parking area and both the southern and western facades of the new gym. The overall design of the landscaping aid in making the proposal well integrated with its surroundings and sufficiently buffered from adjacent park uses.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

All exterior lighting will be directed downward to minimize light and glare on neighboring park uses.

K. Bulk and Siting

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*

a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.*

b. *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures.*

Jefferson Park is more than an acre in size. Although the addition will be taller than the existing building it will not be wider. As a result the gymnasium structure is situated in such a way to preserve the architectural integrity and character of the existing community center with minimal increase in bulk and scale.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5') after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The proposed site has a 20-foot front yard along the eastern property line which abuts Beacon Avenue South. At this location within the park the community center addition does not affect any other yards as it not near any property lines.

3. *Height Limit.*

a. *A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

b. *For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than three to twelve (3:12) may extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision .*

The proposed gymnasium meets the development standards listed above. The proposed 1-story structure will have a maximum height of approximately 41.9 with a pitched roof sloped at 4:12.

4. *Facade Scale. If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed addition does not abut a street or residentially zoned lot.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

i. *Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*

ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*

The applicants have requested a parking reduction available to Department of Parks and Recreation, (DOPAR), Community Centers in section 23.54.020.I2. This section allows parking to be reduced when a project advisory committee formed to review the DOPAR community center recommends such a reduction. The applicants submitted a letter stating that the Jefferson Gym Advisory Team (PAT), was formed to review the DOPAR proposals and provide feedback. This group felt that it was more important to retain the outdoor basketball court onsite than to provide additional parking. After reviewing the meeting agenda and some email correspondence sent to PAT on this issue it was determined that a lower parking requirement was justifiable to preserve a recreation feature of importance to park visitors and that there is sufficient on-street parking along Beacon Avenue South to meet the needs of the gym.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

A transportation plan was included in the EIS for the Jefferson Park Master Plan and satisfied this criterion.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is APPROVED.

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE

None.

Signature: _____ (signature on file) Date: April 17, 2003
Glenda Warmoth , Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

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